

## **PLANNING COMMISSION MINUTES**

**January 17, 2012**

**7:00 p.m.**

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Von Hill, David Patton, Michael Allen, Sean Monson, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Chairman Tom Smith welcomed all present.

Beth Holbrook made a motion to approve the minutes for January 3, 2012 as amended. Sean Monson seconded the motion and voting was unanimous in favor.

### **1. Consider a request to vacate Brickyard Condominium plat located at 1175 S. 200 W., Charles Gillette & Daniel Gillette, applicants.**

Daniel Gillette, applicant, was present. Aric Jensen explained that Brickyard Condominiums are a four unit multi-family development owned entirely by Gillette Investments, LLC. At this time the owners would like to vacate the existing condominium plat and convert the units to apartments. Since the requirements for condominiums and apartments are identical, vacating the plat would not physically affect the development in any way – it would only change the style of ownership.

The owners have provided a preliminary title report indicating that they have clean title and that no other parties have a recorded claim or interest in the property.

Staff recommends vacation of the Brickyard Condominiums plat as requested.

Mr. Gillette explained that with the current economy it is more economical to rent the units than to own them. Mr. Gillette would like to refinance at a lower interest rate but it is almost impossible to obtain a loan on condominiums.

Michael Allen made a motion to recommend to the City Council vacation of the Brickyard Condominiums located at 1175 S. 200 W. Sean Monson seconded the motion and voting was unanimous in favor.

### **2. PUBLIC HEARING – Discuss revisions to Title 14, Bountiful City Land Use Ordinance.**

The public hearing was re-opened for comments and concerns.

Mr. Jensen explained page by page the proposed changes to Chapter 19 Sign Regulations, Chapter 2 Procedures, and Chapter 3 Definitions.

With each chapter there was a discussion and suggestion from the Commission and Staff for Mr. Jensen to consider. Mr. Jensen will make a draft copy for final review at a later date.

The public hearing was closed without any comments or concerns.

**3. Planning Director's report and miscellaneous business.**

Mr. Jensen had no further business to discuss.

Meeting adjourned at 8:15 p.m.